

GREENVILLE CO. S.C.

SEP 10 9 48 AM '71

BOOK 1206 PAGE 335

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIVE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, RAYMOND H. BRACKETT, am

(hereinafter referred to as Mortgagor) well and truly indebted unto

MARY D. OWINGS,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seven Thousand One Hundred Fifty and no/100- ----

-----Dollars (\$ 7,150.00) due and payable

with interest at rate of 8% per annum from Oct 1st, 1971, until paid in full, said principal and interest being payable in Special Designated Savings Account: Mary D. Owings at Office of Carolina Federal Savings and Loan Assn, E. Washington Street, Greenville, S.C. at rate of Fifty Nine and Eighty Two/100 (\$59.82) commencing on the first day of October 1971 and continuing on the first day of each month thereafter until the principal and interest are fully paid, with option to pay off with interest thereon from date at the rate of 8% per centum per annum, to be paid: balance sooner but not later than Oct 1, 1991.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being, known and designated as lot no #280, according to plat of Pleasant Valley, prepared by Dalton & Neyes, April 1946, as revised through February 1950, and as recorded in R.M.C. Office for Greenville County, South Carolina in Plat Book F, Page 92, and according to further plat of Lot No #280, recorded in said Office in Plat Book T, Page 224, and having, according to said plats, the following metes and bounds to wit:-

BEGINNING at an iron pin on the Northern side of Prancer Ave., in the Northwest corner of the intersection of Prancer Ave with Panama Ave, thence N. 0-08 W 160 feet along Panama Ave to an iron pin at the common corner of Lots Nos 280 and 223 on the Western side of Panama Ave; thence S. 39-52 W 60 feet to an iron pin at joint rear corner Lots 280 and 281; thence S. 0-08 E. 160 feet to an iron pin at joint front corner Lots 280 and 281; on the Northern side of Prancer Ave; thence along said avenue N. 80-52 E. 60 feet to an iron pin in the Northwest corner of the intersection of Prancer Avenue with Panama Ave, the point of beginning:

The above is the same property conveyed to the Mortgagor by deed dated September 9, 1971 recorded herewith.

This is a purchase money mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.